



LAND PLANNING • MAPPING • DEVELOPMENT

October 30, 2007

Margo Wheeler  
Community Development Director  
City of Las Vegas  
4<sup>th</sup> Street  
Las Vegas, NV

Dear Ms. Wheeler:

On behalf of our client, Platinum Realty and Development, we hereby request recommendation for approval of this amendment to a previously approved Site Design Review (**SDR-19143**). The revision to the original approved site design includes decreasing floor area in the tenant shops to increase the floor area of the major anchor tenant building and adding a third building pad, therefore increasing the overall total square footage from 37,925s.f. to 41,097s.f. Even though the overall increase is less than 10% according to the City of Las Vegas Zoning Code, specifically **19.18.050.H.1.c. the Director has no authority to approve any material increase in the maximum density, floor area, or height**, therefore making this a Major Amendment to **SDR-19143**. Even though this is a Major Amendment as defined by code, the changes are minor and we still meet the basic overall design previously approved and still meet the spirit and intent of the original plan. The approximate building locations have remained the same, parking locations are the same, and the traffic circulation remained the same with one minor, however more functional change was made to traffic circulation. The specific change is the direction the delivery trucks route around the buildings now opposite what was previously approved. This new design was done to increase more efficient circulation and allow trucks easier back up room and maneuvering area in order to back to the loading dock of the major anchor tenant.

The original SDR had the following waivers:

1. **Waiver of perimeter landscape buffer standard to allow no landscaping along the south and east property lines where an 8-foot wide buffer is required.**
2. **A 2-foot wide buffer along a portion of the north property line where an 8-foot wide buffer is required.**

**SDR-25484**  
**12/20/07 PC** **RECEIVED**  
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[Recipient Name]

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At this time we request the same waivers as approved with **SDR-19643** (and as listed above), for the same reasons as previously stated in the original SDR. As stated above the basic overall design remains the same as the original approved site design with the same approval criteria as SDR-19643 therefore we respectfully request your recommendation for approval of these waivers.

We look forward to your recommendation for approval and encourage you to contact us should you have any questions or need additional information.

Sincerely,



Kathryn L. Grider  
Planning Manager

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**12/20/07 PC**